

Land Use Application

Petition for a Text Amendment of Zoning Regulations- Attachment

Revised 10 September 2021

Property owner & petitioner: Mary Cunliffe Lewis & Ian Carr Lewis
2 Main St.
Ivoryton, CT
(Mail: PO Box 13 Centerbrook, CT 06409)

A. Proposed text Amendment of the *Essex Zoning Regulation*.

Section 60A.3 E. LIVESTOCK. The keeping of livestock, poultry, or other animals except household pets [add the following] and that the keeping of horses is permitted subject to the following:

1. The keeping of horses shall be for personal, not for profit use.
2. The property shall not be less than four (4) acres in size. For any property that is partially within the Village Residence District and partially in another zoning district, the property shall have not less than four (4) acres in the Village Residence District.
3. The number of horses shall be limited to one (1) horse for the first two (2) acres and one (1) horse per acre thereafter. The maximum number of horses shall be limited to five (5) horses.
4. The setback from any property line or street line to any building used for the housing of horses shall be 75 feet minimum.
5. Any building used for the housing of horses shall be 150 feet minimum from any existing residential dwelling on a neighboring property.
6. An owner occupied residential dwelling shall be located on the property.
7. In addition to compliance with the provisions noted in this Section, the keeping of horses on a property shall be authorized by a Special Exception granted by the Commission subject to the conditions prescribed in or pursuant to Section 120 and 130.
8. A best management practices plan for the keeping of horses shall be included with the application for a Special Exception.

B. Comprehensive Statement.

Currently horses for personal, not for profit use by property owners are prohibited in a Village Residence District (VR). Other residential zone districts permit livestock which includes the keeping of horses within the Town with the exception of the Essex Village District. The proposed text amendment would allow horses in the VR District. Other types of livestock would remain prohibited.

The keeping of horses for personal, not for profit use is a common occurrence throughout residential and rural areas in Connecticut. Including minimum acreage and number of horses in the amendment language, i.e. 'density' is in keeping with generally accepted personal use horse management recommendations and affords protection to surrounding properties.

The owner/petitioners own 10⁺/- acres of land within the VR District. The property has farming and the keeping of livestock as a historical use. The owner/petitioner anticipate dividing the property and selling a portion of the property to a party for construction of a residence and the keeping of several horses for personal, not for profit use.